



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

OCTOBER 3, 2002

PRESENT: Fruit, Kennett, Pyle

ABSENT: Martin

LATE: None

STAFF: Senior Planner (SP) Linder

REGULAR MEETING

Chair Kennett called the meeting to order at 6:58 p.m.

DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened/closed the public hearing.

There being no one present who wished to speak, the public hearing was closed.

MINUTES:

SEPTEMBER 19,
2002

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE
SEPTEMBER 19, 2002 MINUTES ON A VOTE OF 3-0 AS FOLLOWS:**

AYES: FRUIT, KENNETT, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: ___MARTIN

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NEW BUSINESS:

1. **SITE REVIEW, SR-02-12: KEYSTONE-MARTIN:** A request for approval of site and architectural plans for a 5,256 square foot mixed use residential and office building to be located at 20 Keystone Avenue in the CC-R, Central Commercial-Residential zoning district. The project is categorically exempt from environmental review under Section 15303(a) and (c) of the State CEQA Guidelines.

BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 02-018 WITH THE ADDITION OF THE FOLLOWING CONDITIONS:

1. The elevator will need to meet the UBC requirements.
2. The bedroom egress will need to meet the UBC requirements.
3. A foam band shall be added to the east elevation which outlines the bottom panel lines.
4. The windows on the east elevation will need to be fire rated windows. No openings will be allowed if less than 5 ft. from property line per the UBC.
5. Any changes to the building elevations will need to be returned to the Board for review and approval.
6. A revised colors and material board will need to be approved by the Board prior to the issuance of a building permit.
7. The landscape plan shall be modified to list "Star Jasmine" as a vine, not a shrub and correct the common name for Festuca Glauca.

THE MOTION PASSED BY THE FOLLOWING VOTE:

AYES: FRUIT, KENNETT, PYLE

NOES: NONE

ABSTAIN: NONE

ABSENT: __MARTIN

OTHER BUSINESS:

2. **DESIGN REVIEW HANDBOOK:**

_____A preliminary draft was distributed for Board review.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, Chair Kennett adjourned the meeting at 7:49 p.m.

MINUTES PREPARED BY:

TERRY LINDER

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